

# FOR LEASE – OFFICE SPACES

1025 Prospect Street  
La Jolla, CA 92037



# PROPERTY OVERVIEW

FOR LEASE

- ✓ Private office spaces with **views of Mount Soledad or the ocean.**
- ✓ **Convenient** escalator and elevator access to 2nd floor.
- ✓ **Excellent location.**
- ✓ **On-site parking** available.

## AVAILABLE SPACES

OFFICE		
SUITE	SF	RATE (PSF)
220	2,150	\$3.25 + NNN (\$1.61)
320	698	\$3.00 + UTILITIES
340	1,067	\$3.25 + UTILITIES
380	980	\$3.25 + UTILITIES



# KEY TENANTS

1025 Prospect Street  
La Jolla, CA 92037

cody's  
la jolla

BEE SIDE  
BALCONY

le macaron  
french pastries



PatientPartner 

 CAPITAL GROWTH  
PROPERTIES, INC.



# LOCATION

1025 Prospect Street  
La Jolla, CA 92037



THE LODGE TORREY PINES



Eddie V's  
PRIME SEAFOOD

LA JOLLA SHORES

LA JOLLA COVE

georges

SCRIPPS PARK



PROSPECT  
SQUARE

PROSPECT ST

# LOCATION

1025 Prospect Street  
La Jolla, CA 92037

		
		
		
<b>DOWNTOWN LA JOLLA</b>		

SCRIPPS PIER

UC San Diego



La Jolla Village Drive

PROSPECT SQUARE

WESTFIELD UTC CENTER

NORDSTROM



★ macy's

TESLA



TIFFANY & Co.



SCRIPPS PARK

LA JOLLA BEACH & TENNIS CLUB

# LOCATION



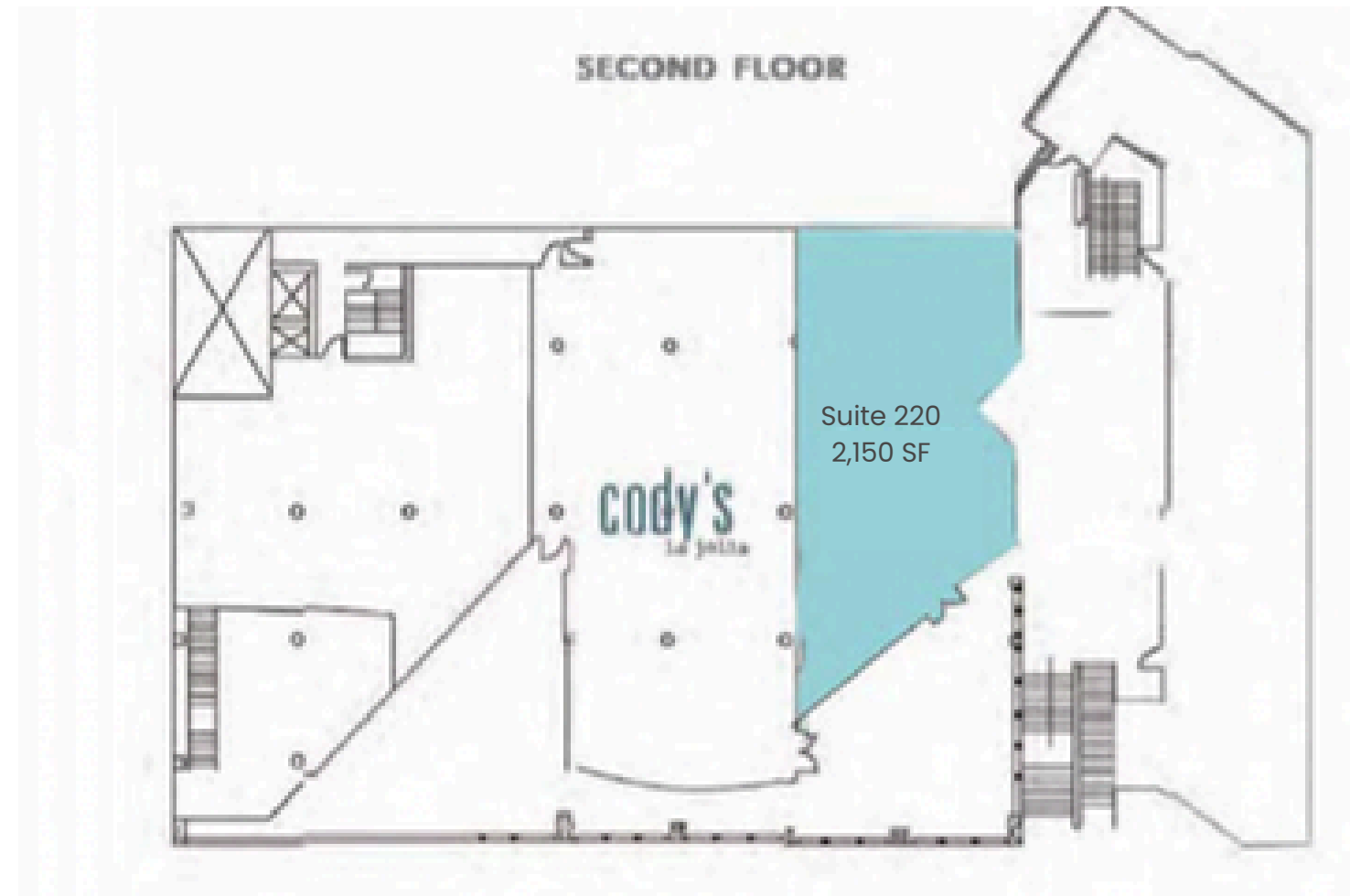
CAPITAL GROWTH  
PROPERTIES, INC.

**1025 Prospect Street  
La Jolla, CA 92037**



# FLOOR PLAN

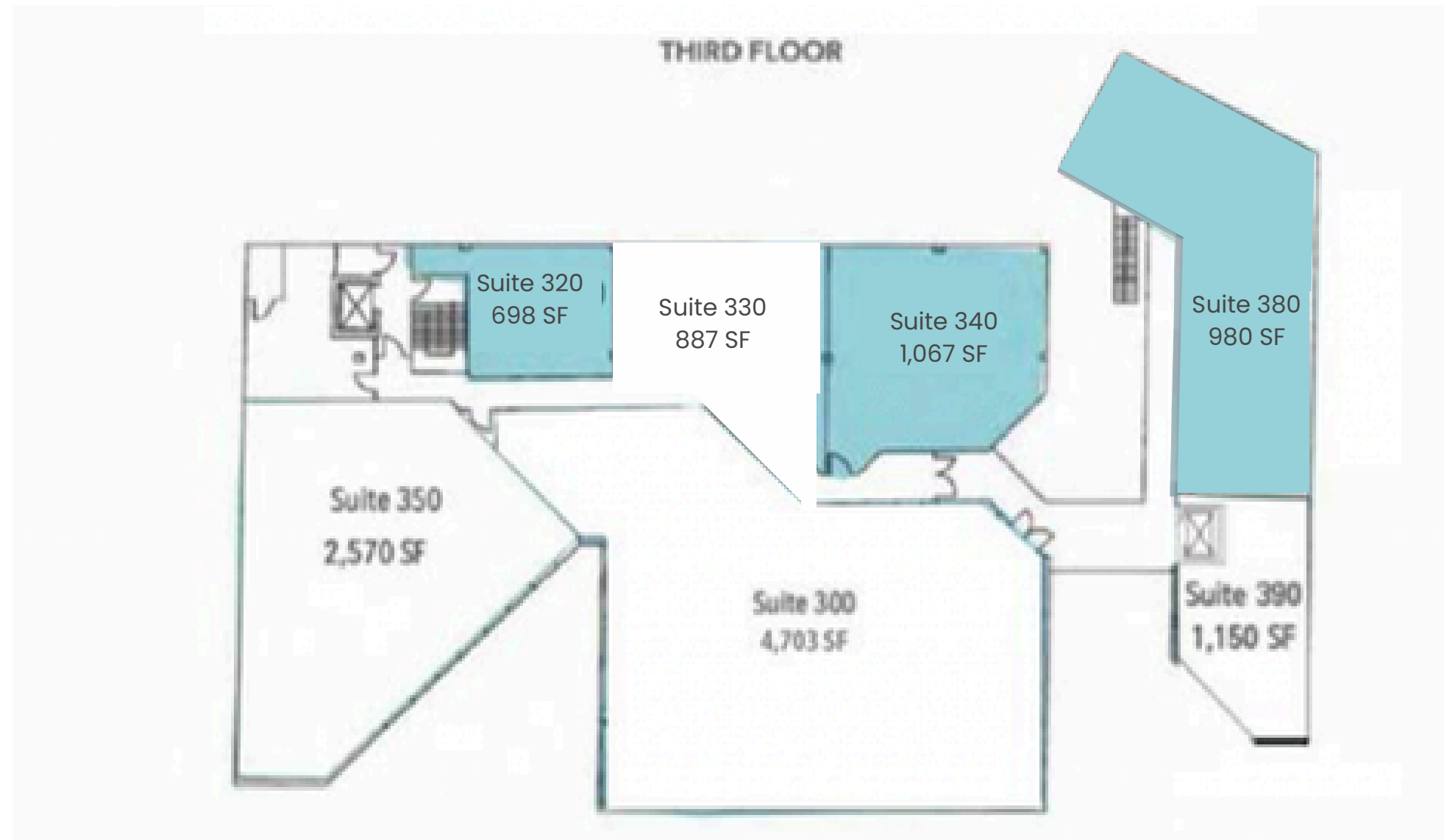
1025 Prospect Street  
La Jolla, CA 92037



Suite	SF	Features
220	2,150	Beautiful office build-out, floor-to-ceiling glass, ocean views, and multiple office configurations.

# FLOOR PLAN

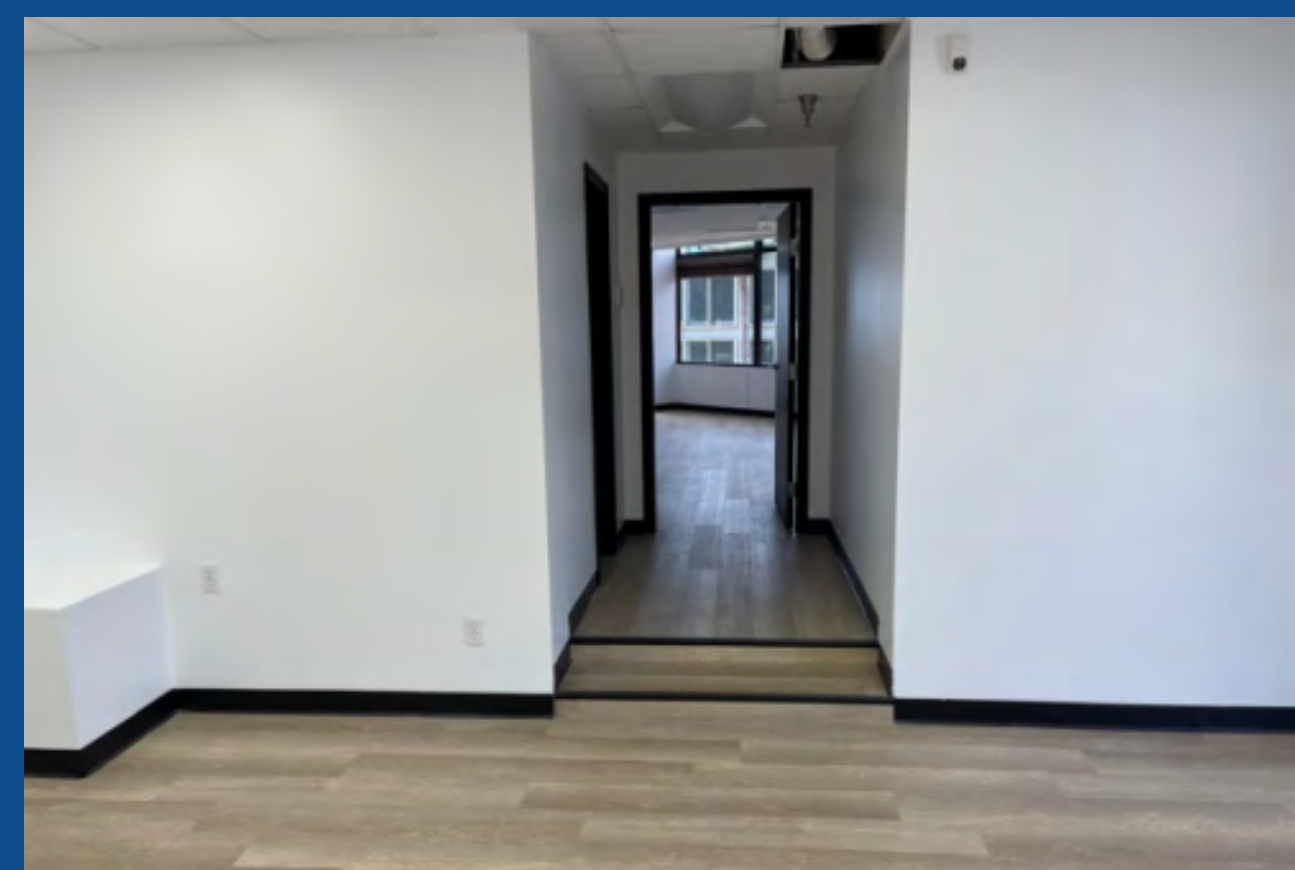
1025 Prospect Street  
La Jolla, CA 92037



Suite	SF	Features
320	698	Private office with views of Mount Soledad.
340	1,067	Corner office with abundant natural light.
380	980	Improved office space with updated flooring, lighting, and glass windows.

# PHOTOS

1025 Prospect Street  
La Jolla, CA 92037



# PHOTOS

1025 Prospect Street  
La Jolla, CA 92037



# SUITE 220

1025 Prospect Street  
La Jolla, CA 92037



# SUITE 220

1025 Prospect Street  
La Jolla, CA 92037

Dive into a virtual walkthrough of this potentially game-changing business space. Don't just imagine; experience it. **Press play** and feel the opportunity.



# SUITES 320

1025 Prospect Street  
La Jolla, CA 92037



# SUITES 320

1025 Prospect Street  
La Jolla, CA 92037

Dive into a virtual walkthrough of this potentially game-changing business space. Don't just imagine; experience it. **Press play** and feel the opportunity.



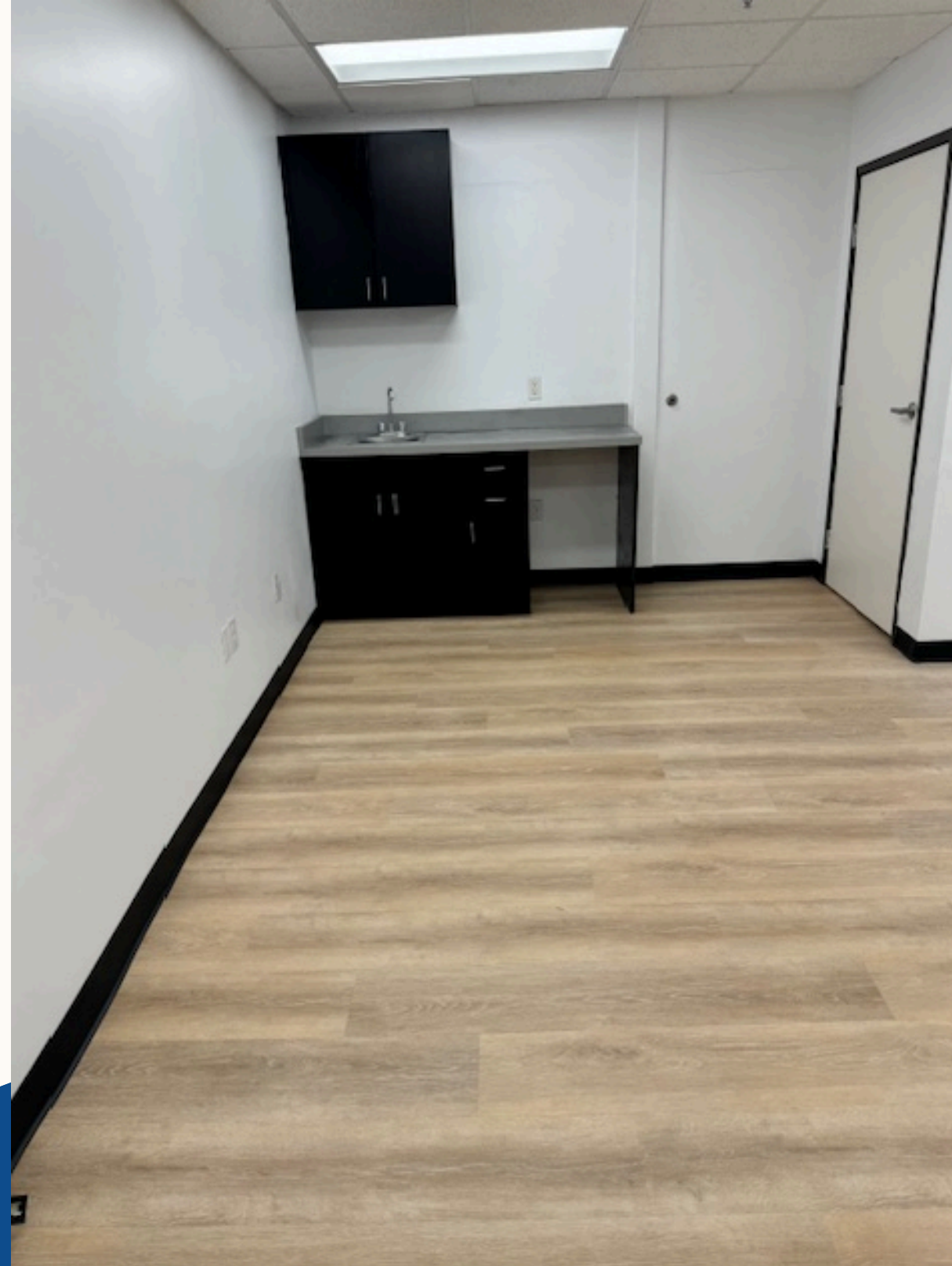
SUITE 320 - 330

FOR LEASE  
1025 PROSPECT ST  
LA JOLLA, CA 92037

CAPITAL GROWTH  
PROPERTIES, INC.

# SUITE 340

1025 Prospect Street  
La Jolla, CA 92037



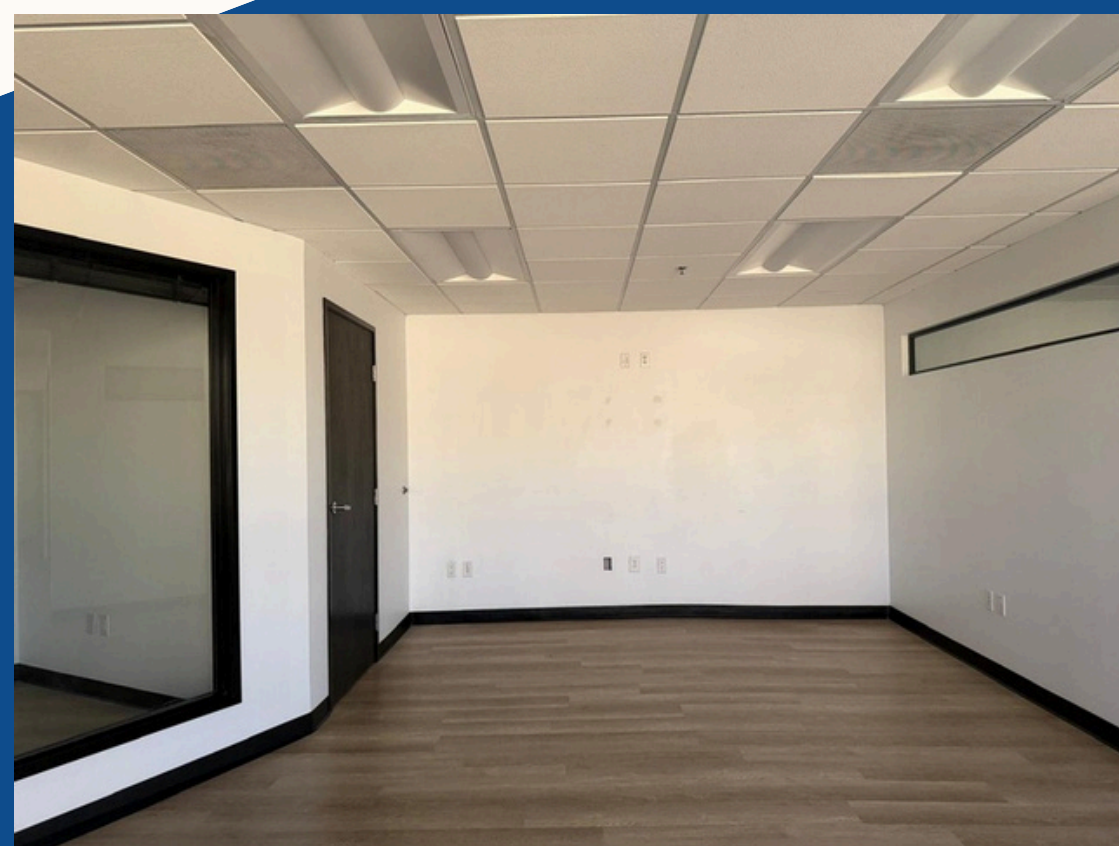
# SUITE 340

1025 Prospect Street  
La Jolla, CA 92037



# SUITE 380

1025 Prospect Street  
La Jolla, CA 92037



# DEMOGRAPHICS

1025 Prospect Street  
La Jolla, CA 92037



## 2023 POPULATION

2 Miles: 20,584

5 Miles: 160,918

10 Miles: 548,729



## AVERAGE HOUSEHOLD INCOME

2 Miles: \$167,093

5 Miles: \$128,862

10 Miles: \$128,937

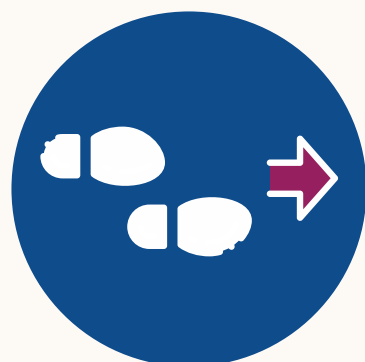


## MEDIAN AGE

2 Miles: 49.9

5 Miles: 38.6

10 Miles: 38.9



## TRAFFIC VOLUME

Prospect Street:

26,480



# NEIGHBORHOOD

**1025 Prospect Street  
La Jolla, CA 92037**



*Welcome to the village of La Jolla,*

Situated on the pristine coastline of San Diego, the village of La Jolla is an embodiment of sophistication and scenic beauty. This location boasts unparalleled ocean views, making it a magnet for both locals and tourists.

Landmarks such as the Museum of Contemporary Art San Diego and the La Jolla Historical Society stands as a testament to the village's rich cultural heritage, drawing enthusiasts from various fields.

For those seeking culinary delights, the village of La Jolla offers a diverse array of dining options, from fresh seafood establishments to contemporary eateries. Additionally, its vibrant shopping landscape features high-end boutiques and curated art galleries, ensuring a refined shopping experience for all visitors.

Centrally located within this bustling environment is 1025 Prospect Street. This prime retail/office space promises optimal visibility and a steady influx of foot traffic. For businesses aiming for excellence and prominence, there's no better location than the heart of the village of La Jolla.



*"Todd is an extremely professional Realtor that has helped clients of mine find commercial properties. Whenever I send a client his way, I know that they will be very well taken care of and I get nothing but rave reviews. I highly recommend Todd!"*

*-Alan Cox*



## TODD LAW

Senior Vice

President

[tlaw@cgpincre.com](mailto:tlaw@cgpincre.com)

858.729.9305

CA DRE 01309241

WA DOL 27587

## Capital Growth Properties, Inc.



1120 Silverado Street, Suite 200

La Jolla, CA 92037



858.729.9300



[www.cgpincre.com](http://www.cgpincre.com)



@cgpincre

# Immediate Availability